



Pelham Comprehensive Plan 2017

The comprehensive plan, also known as a general plan, master plan or land-use plan, is a document designed to guide the future actions of a community. It presents a vision for the future, with long-range goals and objectives for all activities that affect the local government. This includes guidance on how to make decisions on public and private land development proposals, the expenditure of public funds, availability of tax policy (tax incentives), cooperative efforts and issues of pressing concern, such as farmland preservation or the rehabilitation of older neighborhoods areas.

Contents

INTRODUCTION	2
PUBLIC INVOLVEMENT.....	3
COMMUNITY PROFILE	5
STRENGTHS, WEAKNESSES, OPPORTUNITIES, THREATS (SWOT)	11
NEEDS AND OPPORTUNITIES	12
GOALS AND POLICIES.....	13
ECONOMIC DEVELOPMENT	16
TRANSPORTATION	33
LAND USE	39
COMMUNITY WORK PROGRAM.....	42
ADOPTION RESOLUTION	43
REPORT OF ACCOMPLISHMENTS	44
APPENDIX.....	45

INTRODUCTION

The comprehensive plan is a long-range (15-20-year) statement of a community's vision for development (and redevelopment). By addressing the entire physical environment of the city and the multitudes of functions, policies, and programs that comprise their day to day workings, the plan seeks to guide the what, when, where, why and how of future physical changes to the landscape of Mitchell County and its municipalities.

The purpose of a comprehensive plan is to provide a guide for local government officials and other community leaders for making everyday decisions that are supportive of the community's stated goals for its future. The plan should serve as the local government's guide for assessing development proposals, including rezoning applications and redevelopment plans. For residents, business owners and members of the development community, the plan provides insight into what types of land uses and development are appropriate at various locations throughout the city. Finally, evaluating various local government functions and services, the plan is a point of reference for government staff in preparing capital improvements programs and associated budgets.

The last full Comprehensive Plan for Mitchell County and the Cities of Baconton, Camilla, Pelham and Sale City was completed and adopted in 2008 by the Southwest Georgia Regional Commission (SWGRC). Although not a lot has changed since 2008, an updated comprehensive plan is required by the Georgia Department of Community Affairs (DCA). The Mitchell County Joint Comprehensive Plan will be completed in 2016-17, and will lay the groundwork for countywide/citywide decision making through the year 2030 using relevant current data and both quantitative and qualitative analyses.

The DCA oversees and provides guidance for local comprehensive planning in Georgia. The department's Minimum Standards and Procedures for Local Comprehensive Planning, as updated in January 2013, outlines three required components of a comprehensive plan for all local governments: community goals, needs and opportunities and a community work program. The Mitchell County is a Tier 1 job Tax Credit community and therefore according to the DCA's rules will be required to do an economic development element. Mitchell County and its municipalities also have zoning ordinances and are therefore required to do a land use element as well. Although not required, a transportation element will also be provided by the Southwest Georgia Regional Commission.

PUBLIC INVOLVEMENT

SWGRC's Role

The SWGRC's Planning Department facilitated the 2017 Comprehensive Plan update for Mitchell County, Baconton, Camilla, Pelham and Sale City. Leading community input sessions and Steering Committee meetings, the SWGRC team gathered feedback and guidance from the public, and used this information to assemble the Comprehensive Plan and made recommendations that are reflective of the community's desires. The elected officials of each local government hold ultimate responsibility and authority to approve and direct the implementation of the Comprehensive Plan documents.

Stakeholder Involvement

A number of stakeholders were identified and asked to participate in the process including: Pelham City School Board, City Council Members, Pelham Main Street board members, Pelham Chamber of Commerce board and chamber members, and Pelham department heads. Representation of those invited as stakeholders was very good with representation of all invited turned up and participated.

Public Input and Steering Committee

The 2017 update of the Mitchell County Comprehensive Plan relied heavily on public involvement. The planning process began with initial public hearings at County Commission and City Council meetings in October and November 2015 where the plan requirements were discussed and an overview of the process as well as various ways the public could participate in the plan process. Aside from public meetings, the SWGRC planning website (www.swgrcplanning.org) was utilized to further explain the plan process, requirements and provide an avenue for residents to be notified of meetings and send questions and concerns to the planner. Following the initial public hearings, a series of community input sessions was held where the public was invited to help identify the strengths, weaknesses, opportunities and threats and from that develop a list of needs and opportunities for Pelham. The next meeting that was held was to develop goals and policies for Pelham regarding a variety of topics. The steering committee was formed from various department heads, Chamber of Commerce personnel, business owners, residents and at least one elected official, as required by the DCA's rules for comprehensive planning. The steering committee members for Pelham are as follows:

- James Eubanks, Mayor, City of Pelham
- Loys Johnson, Pelham Main Street Board of Directors
- Kent Holtzclaw, Pelham Chamber of Commerce
- Steven Burnette, City of Pelham, Community Development Director
- Floyd Fort, Pelham City Schools, Superintendent

The steering committee provided valuable feedback, guidance, and recommendations about the comprehensive plan and served the integral role of guiding the plan as a document representative of the overall goals of Pelham.

Review Process

According to the DCA's new rules for comprehensive planning, effective March 1, 2014, each community must transmit the plan to the Southwest Georgia Regional Commission (SWGRC) when all components are complete. The transmittal must also include the community's certification that it has considered both the Regional Water Plan and the Rules for Environmental Planning Criteria. Once it completes its review, the SWGRC will forward the plan to the DCA for review. Once the plan has been found by the DCA to be in compliance with the Minimum Standards and Procedures, each community must adopt the approved plan.

COMMUNITY PROFILE



Community Profile

Pelham
Area: 4.08 square miles

Prepared by SWGRC

Population Summary	
2000 Total Population	4,079
2010 Total Population	3,898
2015 Total Population	3,753
2015 Group Quarters	110
2020 Total Population	3,640
2015-2020 Annual Rate	-0.61%
Household Summary	
2000 Households	1,451
2000 Average Household Size	2.69
2010 Households	1,412
2010 Average Household Size	2.68
2015 Households	1,367
2015 Average Household Size	2.66
2020 Households	1,327
2020 Average Household Size	2.66
2015-2020 Annual Rate	-0.59%
2010 Families	972
2010 Average Family Size	3.26
2015 Families	930
2015 Average Family Size	3.25
2020 Families	896
2020 Average Family Size	3.26
2015-2020 Annual Rate	-0.74%
Housing Unit Summary	
2000 Housing Units	1,591
Owner Occupied Housing Units	61.7%
Renter Occupied Housing Units	29.5%
Vacant Housing Units	8.8%
2010 Housing Units	1,586
Owner Occupied Housing Units	56.0%
Renter Occupied Housing Units	33.0%
Vacant Housing Units	11.0%
2015 Housing Units	1,586
Owner Occupied Housing Units	50.8%
Renter Occupied Housing Units	35.4%
Vacant Housing Units	13.8%
2020 Housing Units	1,576
Owner Occupied Housing Units	49.0%
Renter Occupied Housing Units	35.2%
Vacant Housing Units	15.8%
Median Household Income	
2015	\$26,940
2020	\$31,166
Median Home Value	
2015	\$63,139
2020	\$78,717
Per Capita Income	
2015	\$14,613
2020	\$16,604
Median Age	
2010	37.7
2015	38.5
2020	39.4

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



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2015 Households by Income	
Household Income Base	1,367
<\$15,000	29.8%
\$15,000 - \$24,999	17.0%
\$25,000 - \$34,999	13.2%
\$35,000 - \$49,999	12.3%
\$50,000 - \$74,999	13.6%
\$75,000 - \$99,999	8.6%
\$100,000 - \$149,999	4.8%
\$150,000 - \$199,999	0.4%
\$200,000+	0.4%
Average Household Income	\$38,492
2020 Households by Income	
Household Income Base	1,327
<\$15,000	28.6%
\$15,000 - \$24,999	13.0%
\$25,000 - \$34,999	12.4%
\$35,000 - \$49,999	12.4%
\$50,000 - \$74,999	16.3%
\$75,000 - \$99,999	11.1%
\$100,000 - \$149,999	5.4%
\$150,000 - \$199,999	0.5%
\$200,000+	0.5%
Average Household Income	\$43,668
2015 Owner Occupied Housing Units by Value	
Total	806
<\$50,000	41.1%
\$50,000 - \$99,999	34.0%
\$100,000 - \$149,999	11.5%
\$150,000 - \$199,999	6.0%
\$200,000 - \$249,999	2.6%
\$250,000 - \$299,999	1.4%
\$300,000 - \$399,999	1.4%
\$400,000 - \$499,999	0.7%
\$500,000 - \$749,999	0.6%
\$750,000 - \$999,999	0.4%
\$1,000,000 +	0.4%
Average Home Value	\$90,136
2020 Owner Occupied Housing Units by Value	
Total	773
<\$50,000	30.0%
\$50,000 - \$99,999	34.8%
\$100,000 - \$149,999	16.6%
\$150,000 - \$199,999	9.6%
\$200,000 - \$249,999	3.8%
\$250,000 - \$299,999	1.6%
\$300,000 - \$399,999	1.4%
\$400,000 - \$499,999	0.8%
\$500,000 - \$749,999	0.6%
\$750,000 - \$999,999	0.5%
\$1,000,000 +	0.4%
Average Home Value	\$105,660

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Community Profile

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2010 Population by Age	
Total	3,900
0 - 4	8.5%
5 - 9	7.2%
10 - 14	7.5%
15 - 24	12.8%
25 - 34	11.0%
35 - 44	11.4%
45 - 54	14.8%
55 - 64	11.0%
65 - 74	8.4%
75 - 84	5.0%
85 +	2.3%
18 +	72.5%
2015 Population by Age	
Total	3,753
0 - 4	8.0%
5 - 9	7.4%
10 - 14	7.1%
15 - 24	12.5%
25 - 34	11.3%
35 - 44	10.8%
45 - 54	13.4%
55 - 64	12.5%
65 - 74	9.3%
75 - 84	5.1%
85 +	2.6%
18 +	73.6%
2020 Population by Age	
Total	3,641
0 - 4	7.7%
5 - 9	6.9%
10 - 14	7.4%
15 - 24	11.8%
25 - 34	11.2%
35 - 44	11.0%
45 - 54	12.1%
55 - 64	12.8%
65 - 74	10.5%
75 - 84	5.9%
85 +	2.6%
18 +	74.1%
2010 Population by Sex	
Males	1,812
Females	2,086
2015 Population by Sex	
Males	1,745
Females	2,008
2020 Population by Sex	
Males	1,696
Females	1,944

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Community Profile

Pelham
Area: 4.08 square miles

Prepared by SWGRC

2010 Population by Race/Ethnicity	
Total	3,897
White Alone	44.6%
Black Alone	51.8%
American Indian Alone	0.4%
Asian Alone	0.3%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.9%
Two or More Races	0.9%
Hispanic Origin	3.3%
Diversity Index	56.3
2015 Population by Race/Ethnicity	
Total	3,753
White Alone	44.3%
Black Alone	51.9%
American Indian Alone	0.5%
Asian Alone	0.3%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.9%
Two or More Races	1.0%
Hispanic Origin	3.5%
Diversity Index	56.6
2020 Population by Race/Ethnicity	
Total	3,641
White Alone	43.9%
Black Alone	51.9%
American Indian Alone	0.6%
Asian Alone	0.4%
Pacific Islander Alone	0.0%
Some Other Race Alone	2.1%
Two or More Races	1.2%
Hispanic Origin	3.9%
Diversity Index	57.3
2010 Population by Relationship and Household Type	
Total	3,898
In Households	97.3%
In Family Households	83.7%
Householder	25.6%
Spouse	14.8%
Child	35.4%
Other relative	5.3%
Nonrelative	2.6%
In Nonfamily Households	13.5%
In Group Quarters	2.7%
Institutionalized Population	2.7%
Noninstitutionalized Population	0.1%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Community Profile

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2015 Population 25+ by Educational Attainment

Total	2,439
Less than 9th Grade	10.4%
9th - 12th Grade, No Diploma	14.8%
High School Graduate	33.7%
GED/Alternative Credential	5.9%
Some College, No Degree	19.0%
Associate Degree	9.4%
Bachelor's Degree	5.1%
Graduate/Professional Degree	1.7%

2015 Population 15+ by Marital Status

Total	2,911
Never Married	31.3%
Married	43.0%
Widowed	11.4%
Divorced	14.3%

2015 Civilian Population 16+ in Labor Force

Civilian Employed	88.0%
Civilian Unemployed	12.0%

2015 Employed Population 16+ by Industry

Total	1,188
Agriculture/Mining	9.4%
Construction	2.5%
Manufacturing	24.0%
Wholesale Trade	2.5%
Retail Trade	10.5%
Transportation/Utilities	4.2%
Information	0.7%
Finance/Insurance/Real Estate	2.4%
Services	30.4%
Public Administration	13.4%

2015 Employed Population 16+ by Occupation

Total	1,187
White Collar	41.4%
Management/Business/Financial	12.2%
Professional	10.0%
Sales	8.9%
Administrative Support	10.3%
Services	27.8%
Blue Collar	30.7%
Farming/Forestry/Fishing	6.1%
Construction/Extraction	3.7%
Installation/Maintenance/Repair	6.1%
Production	7.9%
Transportation/Material Moving	7.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



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2010 Households by Type	
Total	1,413
Households with 1 Person	27.1%
Households with 2+ People	72.9%
Family Households	68.8%
Husband-wife Families	39.6%
With Related Children	17.3%
Other Family (No Spouse Present)	29.2%
Other Family with Male Householder	5.2%
With Related Children	2.7%
Other Family with Female Householder	24.1%
With Related Children	16.3%
Nonfamily Households	4.1%
All Households with Children	36.7%
Multigenerational Households	7.4%
Unmarried Partner Households	7.9%
Male-female	7.3%
Same-sex	0.6%
2010 Households by Size	
Total	1,413
1 Person Household	27.1%
2 Person Household	31.0%
3 Person Household	16.6%
4 Person Household	13.0%
5 Person Household	7.0%
6 Person Household	3.1%
7 + Person Household	2.2%
2010 Households by Tenure and Mortgage Status	
Total	1,412
Owner Occupied	62.9%
Owned with a Mortgage/Loan	35.7%
Owned Free and Clear	27.1%
Renter Occupied	37.1%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

STRENGTHS, WEAKNESSES, OPPORTUNITIES, THREATS (SWOT)

Strengths

- Neighborhoods
- School System & Board of Education (functional)
- Police Department
- Quaint Downtown
- Wise financial management
- Strong leaders/People in the right places
- Historic fabric
- Chamber of Commerce
- Volunteer Groups
- Regional & National Business Headquarters
- Sign Ordinance
- Camp Crosspoint
- Heart of Agriculture

Weaknesses

- Limited Employment
- Lack of Industry
- Low Wage Index
- Visibility, Where is the entrance?
- Discombobulated
- Blight around entire city
- Dilapidated Structures
- Aging Housing
- Lack of Housing
- Taxes too high
- Common Grant Knowledge
- Cultural/Racial Divide
- Lack of Retail
- Sign Pollution
- Need business retention & Expansion Effort
- Junky Downtown sidewalks
- Not diverse economy
- Aging Population
- No Draw 20-40 year olds
- Little Entertainment

Opportunities

- Phase III Streetscape

- Raising Graduation rate
- Safe Routes 2 School
- Potential for 50 Units Housing Downtown
- Empty building Sq Feet for Development
- Farmers Market Facilities
- Highway 19 Business Ready
- DDA start up
- Hand Building
- Regional Center for Offices & Commerce
- Schools to be Best in Mitchell County (Plus for Businesses)
- Housing/Rentals
- Safe Place
- Advertising ourselves better
- Recreation Opportunities for kids
- Restaurants

Threats

- Unfunded Mandates
- GATE Cards/Sales Tax Collection
- Apathy
- Competitiveness for Technology Growth
- Brain Drain
- No United Front

NEEDS AND OPPORTUNITIES

The list of needs and opportunities represent both the major problems facing Pelham and potential strategies for improving on those problems. The list was developed from the identified strengths, weaknesses, opportunities and threats that face the City of Pelham.

NEEDS

- We need housing rehabilitation on existing housing public and private housing and wider range of low to moderate home ownership opportunities.
- We need to increase job opportunities for young professionals.
- We need to market our industrial space, Highway 19 business access, and business/downtown district as “open for business” and secure business retention and an expansion effort.
- We need to address blight and dilapidated structures.
- We need address the cultural and racial divide and become less apathetic.
- We need more recreation and entertainment opportunities.

OPPORTUNITIES

- Pelham has a quaint downtown. Come together to clean up the downtown, working together to finish the Streetscape III, and clear identifying the entrance to Pelham.
- Pelham is ranked fourth best public school system in Southwest Georgia, and has opportunities to capitalize on the school system and high graduation rate.
- Pelham has the potential for retail, industry, government, restaurants, and professional growth as Pelham is centrally located as a Regional Hub in Southwest Georgia.
- Utilizing the newly the formed Economic Development Association to enhance Pelham's current business and aggressively search for new business.
- Establish a Safe Routes 2 School Program.
- Utilize opportunities for the Hand Trading Company building and expand on chance for housing units within.
- Pelham has a functional Farmers Market Facilities, can utilize these facilities for Farmers Market purposes and other opportunities.

GOALS AND POLICIES

GOAL: Economic Prosperity

Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; or prospects for creating job opportunities that meet the needs of a diverse local workforce.

Policies:

- We are committed to redeveloping and enhancing existing commercial and industrial areas within our community in preference to new development in Greenfield (previously underdeveloped) areas of the community.
- We are open to land planning and development concepts that may be new to our area but have been tried successfully in other places.
- We will support programs for retention, expansion and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses.
- We will carefully consider costs as well as benefits in making decisions on proposed economic development projects.

GOAL: Public Infrastructure

The City of Pelham will identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.

Policies:

- Our community will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.
- The community will seek ways for new growth to pay for itself (in terms of public investment in infrastructure and services to support the development) to the maximum extent possible.
- We will invest in parks and open space to enhance the quality of life for our citizens.

GOAL: Sense of Place

Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.

Policies:

- We encourage development that is sensitive to the historic context, sense of place, and overall setting of the community.
- We want development whose design, landscaping, lighting, signage, and scale add value to our community
- Our gateways and corridors will create a "sense of place" for our community.
- We will encourage the development of downtown as a vibrant center for the community in order to improve overall attractiveness and local quality of life.

GOAL: Regional Cooperation

Cooperate with neighboring jurisdictions to address shared needs. This may be achieved by actively participating in regional organizations; identifying joint projects that will result in greater efficiency and less cost to the taxpayer; or developing collaborative solutions for regional issues such as protection of shared natural resources, development of the transportation network, or creation of a tourism plan.

Policies:

- We will work jointly with neighboring jurisdictions on developing solutions for shared regional issues (such as growth management, watershed protection)
- We will pursue joint processes for collaborative planning and decision-making with neighboring jurisdictions.
- We will engage in cooperative planning between the local government and local school board in regard to the appropriate location and use of schools as community facilities.

GOAL: Housing Options

Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; instituting programs to provide housing for residents of all socio-economic backgrounds; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.

Policies:

- We support new land uses that enhance housing options in our community.
- We will eliminate substandard or dilapidated housing in our community.
- We will stimulate infill housing development in existing neighborhoods.
- We will encourage housing policies, choices and patterns that move people upward on the housing ladder from dependence to the independence (homeownership).

GOAL: Educational Opportunities

Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs; providing access to other institutions in the region; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.

Policies:

- We will consider the employment needs and skill levels of our existing population in making decisions on proposed economic development projects.

GOAL: Community Health

Ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents; instituting programs to foster better health and fitness; or providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.

Policies:

- We encourage economic growth in the areas of childcare and afterschool care.
- We want to pursue/recruit pediatric healthcare and access to specialized healthcare.

ECONOMIC DEVELOPMENT

The Comprehensive Economic Development Strategy (CEDS) as developed by the Southwest Georgia Regional Commission under a grant from the US Department of Commerce Economic Development Administration is hereby incorporated by reference into this Comprehensive Plan to serve as the Economic Development Element for Mitchell County and the Cities of Baconton, Camilla, Pelham and Sale City.

The Southwest Georgia Regional Commission's (SWGRC) Comprehensive Economic Development Strategy (CEDS) was designed to bring together the public and private sectors in the creation of an economic roadmap to diversify and strengthen the regional economy. The SWGRC CEDS analyzed the regional economy and serves as a guide for establishing regional goals and objectives, a regional plan of action, and the investment priorities and funding sources.

As a performance-based plan, this CEDS plays a critical role in adapting to global economic conditions by fully utilizing the region's unique advantages to maximize economic opportunity for its residents by attracting the private investment that creates jobs. The SWGRC CEDS is a regionally owned strategy that is the result of a continuing economic development planning process developed with regional public and private sector participation. This plan sets forth the goals and objectives necessary to solve the economic development problems of the Southwest Georgia region and clearly defines the measures of success.

The Southwest Georgia CEDS gives an overview of the region briefly describing geography, population, economy, labor, and workforce development and use, education, transportation access, environment, and regional resources. It reviews the state of the Regional Economy and provides a list of achievable Goals and Objectives for the region, a Plan of Action to ensure success, and Performance Measures used to evaluate the Southwest Georgia Regional Commission's successful development and implementation of the 2012-2017 CEDS. Implementation of the goals identified in this plan is significant to the economic future of the SWGRC District.

Policies, issues and opportunities, and Short-Term Work Program implementation strategies located in the current Comprehensive Plans for each of our 14 county region were used extensively to develop the CEDS Goals and Objectives, Vital Projects and Problems and Opportunities.

Included below are goals and objectives from the CEDS which are aligned with the current economic development goals of Mitchell County and the Cities of Baconton, Camilla, Pelham and Sale City:

Goal: Encourage and increase regional collaboration among cities and counties.

Objective: To increase the likelihood of large-scale economic development projects resulting in jobs and private investment.

Goal: Expand existing industries.

Objective: To increase the potential that existing industries will expand in the region.

Goal: Improve infrastructure of water, sewer roads and technology.

Objective: To increase the likelihood that businesses will be started or moved to the region.

Goal: Support technical colleges within the region.

Objective: To increase the level of education of the region's workforce.

Goal: Increase tourism in the region.

Objective: Increase the region's tax base and local government's ability to provide services and recreational opportunities.

Goal: Recruit retirees.

Objective: Support communities in the region and increase the tax base by recruiting retirees.

Goal: Increase access to capital for small businesses in the region.

Objective: To increase availability and likelihood to access low-interest financing for businesses creating jobs and making private investments.

Goal: Create a diverse economy resistant to economic recession.

Objective: To promote the development of diverse employment opportunities at various skill levels.

Goal: Create and Promote agritourist activities and enterprises.

Objective: To increase farm income and farm tourism.

Mitchell County and its municipalities according to the CEDS...

The City of Camilla, the county seat of Mitchell, is located exactly in the center of the region. The Flint River is the county's western border and has the U.S. Highway 19 corridor. Mitchell County has a population of 24,086 and is one of the growing counties in Southwest Georgia. Mitchell County is home to four incorporated communities (Baconton, Camilla, Pelham, and Sale City) and a number of unincorporated ones.

Mainly focused on agriculture, Mitchell County has one of the largest farm gates in the state. Like Colquitt County, this is directly related to chicken farming. The Keystone Group, which is the largest

employer in the county, has about 2,500 employees and contracts with hundreds of area farmers to process about 1,000,000 chickens each week. The Equity group provides good wages to uneducated and unskilled workers, of which the county has many.

In 2008, Mitchell County became home to the South's largest corn-based ethanol plant, First United Ethanol, LLC, which employs about 60 workers and produces 100 million gallons of ethanol every year. While agriculture remains the primary industry within the county, or farmers have diversified into non-conventional agriculture such as alligator hide production, aquaculture, and eco-tourism. Several cooperatives have been formed in various industries and vegetable production/processing has become a fast-growing and profitable enterprise.

Agribusiness is Mitchell County's largest industry, with well-known names such as Keystone Foods and Southeast Milk Incorporated. Of the nation's counties, Mitchell County is in the top 10 in pecan production. Two energy-related industries joined our corporate roster in recent years. A corn to fuel manufacturer, Southwest Georgia Ethanol, and Camilla Solar, a solar power plant, chose Mitchell County as the place to grow their businesses.

Mitchell County is one of the premier locations for quail hunting. Businesses on retreat and hunting connoisseurs from around the world travel to our plantations to enjoy hunting and our local hospitality

Like other counties in the region, Mitchell County has a high number of adults living in poverty (30.6%) and a very high number of adults without a high school credentials (34.0%). More than 25% of the residents are living below the poverty level and almost 70 percent (79.9%) of the population graduated from high school according to the last Census.

The City of Baconton, birthplace of the paper-shell pecan industry in Georgia, is located in Mitchell County at the crossroads of U.S. Highway 19 and GA Hwy 93, 16 miles south of Albany, 278 miles south of Atlanta. Baconton was incorporated in 1903 and the City was one square mile (sides were 2000 yards and the old town well was the center). The community of Baconton is known for the highly marketable paper-shell pecan. Baconton City Hall is housed in the historic Jackson Davis House located just off Highway 19. The house, built in 1891 is listed on the National Register of Historic Places, and is an excellent example of Victorian architecture. It is well worth a visit by tourists passing through. Baconton is a part of the Mitchell County School District and is served by North Mitchell County Elementary School and Baconton Community Charter Schools.

Pelham is located on the crossroads of US Highway 19 and State Route 93 and is approximately 38 miles south of Albany and 26 miles north of Thomasville. Pelham's Wildlife Festival, held on the first Saturday in October, and attracts over 12,000 visitors annually. It is also home to the Pelham Jamboree held every Saturday night beginning at 6:30 p.m. Other events such as a "Slice of Summer" and the Pelham Wildlife Art Auction complete the warm community feel present in Pelham. North Pelham Industrial Park is a 43 acre privately owned park located in the city limits of Pelham with 30 acres available. Surrounding land uses include agriculture, commercial, and residential. The park is zoned Industrial, with a Class 6 Fire Insurance rating. The Hand Trading Company was built in 1916 and during its heyday attracted shoppers throughout Southwestern Georgia. This beautiful building has been well maintained and is currently being restored.

Sale City is a quaint town in Mitchell with a population of 380 according to 2010 Census. It has a rustic downtown with two very popular restaurants. The City is experience a small amount of growth in the downtown area. Businesses are expanding and the City's infrastructure is trying to keep up. If this continues City leaders will have to be innovative to strike a balance between finance and growth.

Supplementary Economic Statistics/Data



Business Summary

Pelham
Area: 4.08 square miles

Prepared By SWGRC

Data for all businesses in area

Total Businesses:	174
Total Employees:	1,236
Total Residential Population:	3,753
Employee/Residential Population Ratio:	0.33:1

by SIC codes	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture & Mining	4	2.3%	16	1.3%
Construction	11	6.3%	36	2.9%
Manufacturing	4	2.3%	33	2.7%
Transportation	5	2.9%	21	1.7%
Communication	1	0.6%	3	0.2%
Utility	0	0.0%	0	0.0%
Wholesale Trade	9	5.2%	102	8.3%
Retail Trade Summary	43	24.7%	226	18.3%
Home Improvement	2	1.1%	11	0.9%
General Merchandise Stores	2	1.1%	16	1.3%
Food Stores	11	6.3%	84	6.8%
Auto Dealers, Gas Stations, Auto Aftermarket	7	4.0%	18	1.5%
Apparel & Accessory Stores	1	0.6%	1	0.1%
Furniture & Home Furnishings	1	0.6%	3	0.2%
Eating & Drinking Places	9	5.2%	64	5.2%
Miscellaneous Retail	9	5.2%	29	2.3%
Finance, Insurance, Real Estate Summary	28	16.1%	89	7.2%
Banks, Savings & Lending Institutions	14	8.0%	53	4.3%
Securities Brokers	2	1.1%	2	0.2%
Insurance Carriers & Agents	5	2.9%	14	1.1%
Real Estate, Holding, Other Investment Offices	7	4.0%	21	1.7%
Services Summary	56	32.2%	443	35.8%
Hotels & Lodging	1	0.6%	2	0.2%
Automotive Services	3	1.7%	11	0.9%
Motion Pictures & Amusements	2	1.1%	7	0.6%
Health Services	3	1.7%	81	6.6%
Legal Services	0	0.0%	0	0.0%
Education Institutions & Libraries	8	4.6%	166	13.4%
Other Services	39	22.4%	176	14.2%
Government	11	6.3%	122	9.9%
Unclassified Establishments	3	1.7%	145	11.7%
Totals	174	100.0%	1,236	100.0%

Source: Copyright 2015 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2015.



Business Summary

Pelham

Area: 4.08 square miles

Prepared By SWGRC

by NAICS Codes	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	3	1.7%	14	1.1%
Mining	0	0.0%	0	0.0%
Utilities	0	0.0%	0	0.0%
Construction	11	6.3%	36	2.9%
Manufacturing	4	2.3%	33	2.7%
Wholesale Trade	9	5.2%	102	8.3%
Retail Trade	32	18.4%	152	12.3%
Motor Vehicle & Parts Dealers	5	2.9%	12	1.0%
Furniture & Home Furnishings Stores	1	0.6%	3	0.2%
Electronics & Appliance Stores	0	0.0%	0	0.0%
Bldg Material & Garden Equipment & Supplies Dealers	2	1.1%	11	0.9%
Food & Beverage Stores	12	6.9%	86	7.0%
Health & Personal Care Stores	2	1.1%	11	0.9%
Gasoline Stations	3	1.7%	6	0.5%
Clothing & Clothing Accessories Stores	2	1.1%	2	0.2%
Sport Goods, Hobby, Book, & Music Stores	1	0.6%	1	0.1%
General Merchandise Stores	2	1.1%	16	1.3%
Miscellaneous Store Retailers	3	1.7%	5	0.4%
Nonstore Retailers	0	0.0%	0	0.0%
Transportation & Warehousing	4	2.3%	20	1.6%
Information	2	1.1%	5	0.4%
Finance & Insurance	22	12.6%	77	6.2%
Central Bank/Credit Intermediation & Related Activities	15	8.6%	61	4.9%
Securities, Commodity Contracts & Other Financial	2	1.1%	2	0.2%
Insurance Carriers & Related Activities; Funds, Trusts &	5	2.9%	14	1.1%
Real Estate, Rental & Leasing	9	5.2%	23	1.9%
Professional, Scientific & Tech Services	5	2.9%	62	5.0%
Legal Services	0	0.0%	0	0.0%
Management of Companies & Enterprises	0	0.0%	0	0.0%
Administrative & Support & Waste Management & Remediation	3	1.7%	9	0.7%
Educational Services	7	4.0%	164	13.3%
Health Care & Social Assistance	6	3.4%	114	9.2%
Arts, Entertainment & Recreation	3	1.7%	9	0.7%
Accommodation & Food Services	10	5.7%	68	5.5%
Accommodation	1	0.6%	2	0.2%
Food Services & Drinking Places	10	5.7%	66	5.3%
Other Services (except Public Administration)	29	16.7%	77	6.2%
Automotive Repair & Maintenance	2	1.1%	9	0.7%
Public Administration	11	6.3%	127	10.3%
Unclassified Establishments	3	1.7%	145	11.7%
Total	174	100.0%	1,236	100.0%

Source: Copyright 2015 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2015.



Disposable Income Profile

Pelham
Area: 4.08 square miles

Prepared By SWGRC

	Census 2010	2015	2020	2015-2020 Change	2015-2020 Annual Rate
Population	3,898	3,753	3,640	-113	-0.61%
Median Age	37.7	38.5	39.4	0.9	0.46%
Households	1,412	1,367	1,327	-40	-0.59%
Average Household Size	2.68	2.66	2.66	0.00	0.00%

2015 Households by Disposable Income			Number	Percent
Total			1,367	100.0%
<\$15,000			454	33.2%
\$15,000-\$24,999			265	19.4%
\$25,000-\$34,999			192	14.0%
\$35,000-\$49,999			168	12.3%
\$50,000-\$74,999			196	14.3%
\$75,000-\$99,999			57	4.2%
\$100,000-\$149,999			28	2.0%
\$150,000-\$199,999			4	0.3%
\$200,000+			2	0.1%
Median Disposable Income			\$23,065	
Average Disposable Income			\$32,077	

2015 Disposable Income by Age of Householder	Number of Households						
	<25	25-34	35-44	45-54	55-64	65-74	75+
Total	63	175	204	270	270	209	175
<\$15,000	26	59	52	70	102	73	71
\$15,000-\$24,999	14	29	33	40	54	43	52
\$25,000-\$34,999	10	34	29	33	34	28	25
\$35,000-\$49,999	7	18	26	39	33	36	8
\$50,000-\$74,999	5	26	44	53	34	20	14
\$75,000-\$99,999	1	7	12	22	7	6	3
\$100,000-\$149,999	0	3	6	11	4	2	2
\$150,000-\$199,999	0	1	1	1	2	0	0
\$200,000+	0	0	0	1	0	1	0
Median Disposable Income	\$17,831	\$25,099	\$29,921	\$32,020	\$20,008	\$21,374	\$17,037
Average Disposable Income	\$23,761	\$31,010	\$38,348	\$41,261	\$29,053	\$28,792	\$23,433

Data Note: Disposable Income is after-tax household income. Disposable income forecasts are based on the Current Population Survey, U.S. Census Bureau. Detail may not sum to totals due to rounding

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



Household Budget Expenditures

Pelham
Area: 4.08 square miles

Prepared By SWGRC

Demographic Summary			2015	2020
Population			3,753	3,640
Households			1,367	1,327
Families			930	896
Median Age			38.5	39.4
Median Household Income			\$26,940	\$31,166
	Spending Index	Average Amount Spent	Total	Percent
Total Expenditures	52	\$37,330.14	\$51,030,302	100.0%
Food	54	\$4,596.64	\$6,283,611	12.3%
Food at Home	56	\$2,932.44	\$4,008,642	7.9%
Food Away from Home	51	\$1,664.21	\$2,274,969	4.5%
Alcoholic Beverages	45	\$248.35	\$339,488	0.7%
Housing	49	\$10,602.71	\$14,493,908	28.4%
Shelter	46	\$7,541.64	\$10,309,419	20.2%
Utilities, Fuel and Public Services	61	\$3,061.07	\$4,184,489	8.2%
Household Operations	48	\$884.39	\$1,208,962	2.4%
Housekeeping Supplies	58	\$417.25	\$570,385	1.1%
Household Furnishings and Equipment	53	\$971.40	\$1,327,904	2.6%
Apparel and Services	51	\$1,191.69	\$1,629,034	3.2%
Transportation	58	\$6,081.21	\$8,313,011	16.3%
Travel	44	\$861.75	\$1,178,012	2.3%
Health Care	58	\$2,737.07	\$3,741,569	7.3%
Entertainment and Recreation	53	\$1,755.88	\$2,400,288	4.7%
Personal Care Products & Services	51	\$397.04	\$542,754	1.1%
Education	38	\$583.51	\$797,656	1.6%
Smoking Products	77	\$356.43	\$487,235	1.0%
Miscellaneous (1)	59	\$690.68	\$944,154	1.9%
Support Payments/Cash Contribution/Gifts in Kind	53	\$1,321.21	\$1,806,088	3.5%
Life/Other Insurance	60	\$275.28	\$376,302	0.7%
Pensions and Social Security	47	\$3,357.67	\$4,589,941	9.0%

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.

(1) Miscellaneous includes lotteries, pari-mutuel losses, legal fees, funeral expenses, safe deposit box rentals, checking account/banking service charges, cemetery lots/vaults/maintenance fees, accounting fees, miscellaneous personal services/advertising/fees, finance charges excluding mortgage & vehicle, occupational expenses, expenses for other properties, credit card membership fees, and shopping club membership fees.

Source: Esri forecasts for 2015 and 2020; Consumer Spending data are derived from the 2011 and 2012 Consumer Expenditure Surveys, Bureau of Labor Statistics.



Market Profile

Pelham
Area: 4.08 square miles

Prepared By SWGRC

Population Summary	
2000 Total Population	4,079
2010 Total Population	3,898
2015 Total Population	3,753
2015 Group Quarters	110
2020 Total Population	3,640
2015-2020 Annual Rate	-0.61%
Household Summary	
2000 Households	1,451
2000 Average Household Size	2.69
2010 Households	1,412
2010 Average Household Size	2.68
2015 Households	1,367
2015 Average Household Size	2.66
2020 Households	1,327
2020 Average Household Size	2.66
2015-2020 Annual Rate	-0.59%
2010 Families	972
2010 Average Family Size	3.26
2015 Families	930
2015 Average Family Size	3.25
2020 Families	896
2020 Average Family Size	3.26
2015-2020 Annual Rate	-0.74%
Housing Unit Summary	
2000 Housing Units	1,591
Owner Occupied Housing Units	61.7%
Renter Occupied Housing Units	29.5%
Vacant Housing Units	8.8%
2010 Housing Units	1,586
Owner Occupied Housing Units	56.0%
Renter Occupied Housing Units	33.0%
Vacant Housing Units	11.0%
2015 Housing Units	1,586
Owner Occupied Housing Units	50.8%
Renter Occupied Housing Units	35.4%
Vacant Housing Units	13.8%
2020 Housing Units	1,576
Owner Occupied Housing Units	49.0%
Renter Occupied Housing Units	35.2%
Vacant Housing Units	15.8%
Median Household Income	
2015	\$26,940
2020	\$31,166
Median Home Value	
2015	\$63,139
2020	\$78,717
Per Capita Income	
2015	\$14,613
2020	\$16,604
Median Age	
2010	37.7
2015	38.5
2020	39.4

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Market Profile

Pelham
Area: 4.08 square miles

Prepared By SWGRC

2015 Households by Income	
Household Income Base	1,367
<\$15,000	29.8%
\$15,000 - \$24,999	17.0%
\$25,000 - \$34,999	13.2%
\$35,000 - \$49,999	12.3%
\$50,000 - \$74,999	13.6%
\$75,000 - \$99,999	8.6%
\$100,000 - \$149,999	4.8%
\$150,000 - \$199,999	0.4%
\$200,000+	0.4%
Average Household Income	\$38,492
2020 Households by Income	
Household Income Base	1,327
<\$15,000	28.6%
\$15,000 - \$24,999	13.0%
\$25,000 - \$34,999	12.4%
\$35,000 - \$49,999	12.4%
\$50,000 - \$74,999	16.3%
\$75,000 - \$99,999	11.1%
\$100,000 - \$149,999	5.4%
\$150,000 - \$199,999	0.5%
\$200,000+	0.5%
Average Household Income	\$43,668
2015 Owner Occupied Housing Units by Value	
Total	806
<\$50,000	41.1%
\$50,000 - \$99,999	34.0%
\$100,000 - \$149,999	11.5%
\$150,000 - \$199,999	6.0%
\$200,000 - \$249,999	2.6%
\$250,000 - \$299,999	1.4%
\$300,000 - \$399,999	1.4%
\$400,000 - \$499,999	0.7%
\$500,000 - \$749,999	0.6%
\$750,000 - \$999,999	0.4%
\$1,000,000 +	0.4%
Average Home Value	\$90,136
2020 Owner Occupied Housing Units by Value	
Total	773
<\$50,000	30.0%
\$50,000 - \$99,999	34.8%
\$100,000 - \$149,999	16.6%
\$150,000 - \$199,999	9.6%
\$200,000 - \$249,999	3.8%
\$250,000 - \$299,999	1.6%
\$300,000 - \$399,999	1.4%
\$400,000 - \$499,999	0.8%
\$500,000 - \$749,999	0.6%
\$750,000 - \$999,999	0.5%
\$1,000,000 +	0.4%
Average Home Value	\$105,660

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Market Profile

Pelham
Area: 4.08 square miles

Prepared By SWGRC

2010 Population by Age	
Total	3,900
0 - 4	8.5%
5 - 9	7.2%
10 - 14	7.5%
15 - 24	12.8%
25 - 34	11.0%
35 - 44	11.4%
45 - 54	14.8%
55 - 64	11.0%
65 - 74	8.4%
75 - 84	5.0%
85 +	2.3%
18 +	72.5%
2015 Population by Age	
Total	3,753
0 - 4	8.0%
5 - 9	7.4%
10 - 14	7.1%
15 - 24	12.5%
25 - 34	11.3%
35 - 44	10.8%
45 - 54	13.4%
55 - 64	12.5%
65 - 74	9.3%
75 - 84	5.1%
85 +	2.6%
18 +	73.6%
2020 Population by Age	
Total	3,641
0 - 4	7.7%
5 - 9	6.9%
10 - 14	7.4%
15 - 24	11.8%
25 - 34	11.2%
35 - 44	11.0%
45 - 54	12.1%
55 - 64	12.8%
65 - 74	10.5%
75 - 84	5.9%
85 +	2.6%
18 +	74.1%
2010 Population by Sex	
Males	1,812
Females	2,086
2015 Population by Sex	
Males	1,745
Females	2,008
2020 Population by Sex	
Males	1,696
Females	1,944

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Market Profile

Pelham
Area: 4.08 square miles

Prepared By SWGRC

2010 Population by Race/Ethnicity	
Total	3,897
White Alone	44.6%
Black Alone	51.8%
American Indian Alone	0.4%
Asian Alone	0.3%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.9%
Two or More Races	0.9%
Hispanic Origin	3.3%
Diversity Index	56.3
2015 Population by Race/Ethnicity	
Total	3,753
White Alone	44.3%
Black Alone	51.9%
American Indian Alone	0.5%
Asian Alone	0.3%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.9%
Two or More Races	1.0%
Hispanic Origin	3.5%
Diversity Index	56.6
2020 Population by Race/Ethnicity	
Total	3,641
White Alone	43.9%
Black Alone	51.9%
American Indian Alone	0.6%
Asian Alone	0.4%
Pacific Islander Alone	0.0%
Some Other Race Alone	2.1%
Two or More Races	1.2%
Hispanic Origin	3.9%
Diversity Index	57.3
2010 Population by Relationship and Household Type	
Total	3,898
In Households	97.3%
In Family Households	83.7%
Householder	25.6%
Spouse	14.8%
Child	35.4%
Other relative	5.3%
Nonrelative	2.6%
In Nonfamily Households	13.5%
In Group Quarters	2.7%
Institutionalized Population	2.7%
Noninstitutionalized Population	0.1%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Market Profile

Pelham
Area: 4.08 square miles

Prepared By SWGRC

2015 Population 25+ by Educational Attainment

Total	2,439
Less than 9th Grade	10.4%
9th - 12th Grade, No Diploma	14.8%
High School Graduate	33.7%
GED/Alternative Credential	5.9%
Some College, No Degree	19.0%
Associate Degree	9.4%
Bachelor's Degree	5.1%
Graduate/Professional Degree	1.7%

2015 Population 15+ by Marital Status

Total	2,911
Never Married	31.3%
Married	43.0%
Widowed	11.4%
Divorced	14.3%

2015 Civilian Population 16+ in Labor Force

Civilian Employed	88.0%
Civilian Unemployed	12.0%

2015 Employed Population 16+ by Industry

Total	1,188
Agriculture/Mining	9.4%
Construction	2.5%
Manufacturing	24.0%
Wholesale Trade	2.5%
Retail Trade	10.5%
Transportation/Utilities	4.2%
Information	0.7%
Finance/Insurance/Real Estate	2.4%
Services	30.4%
Public Administration	13.4%

2015 Employed Population 16+ by Occupation

Total	1,187
White Collar	41.4%
Management/Business/Financial	12.2%
Professional	10.0%
Sales	8.9%
Administrative Support	10.3%
Services	27.8%
Blue Collar	30.7%
Farming/Forestry/Fishing	6.1%
Construction/Extraction	3.7%
Installation/Maintenance/Repair	6.1%
Production	7.9%
Transportation/Material Moving	7.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Market Profile

Pelham
Area: 4.08 square miles

Prepared By SWGRC

2010 Households by Type

Total	1,413
Households with 1 Person	27.1%
Households with 2+ People	72.9%
Family Households	68.8%
Husband-wife Families	39.6%
With Related Children	17.3%
Other Family (No Spouse Present)	29.2%
Other Family with Male Householder	5.2%
With Related Children	2.7%
Other Family with Female Householder	24.1%
With Related Children	16.3%
Nonfamily Households	4.1%
All Households with Children	36.7%
Multigenerational Households	7.4%
Unmarried Partner Households	7.9%
Male-female	7.3%
Same-sex	0.6%

2010 Households by Size

Total	1,413
1 Person Household	27.1%
2 Person Household	31.0%
3 Person Household	16.6%
4 Person Household	13.0%
5 Person Household	7.0%
6 Person Household	3.1%
7 + Person Household	2.2%

2010 Households by Tenure and Mortgage Status

Total	1,412
Owner Occupied	62.9%
Owned with a Mortgage/Loan	35.7%
Owned Free and Clear	27.1%
Renter Occupied	37.1%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Market Profile

Pelham
Area: 4.08 square miles

Prepared By SWGRC

Top 3 Tapestry Segments		
	1.	Rural Bypasses (10E)
	2.	Southern Satellites (10A)
	3.	Modest Income Homes
2015 Consumer Spending		
Apparel & Services: Total \$		\$1,629,034
Average Spent		\$1,191.69
Spending Potential Index		51
Computers & Accessories: Total \$		\$169,303
Average Spent		\$123.85
Spending Potential Index		47
Education: Total \$		\$797,656
Average Spent		\$583.51
Spending Potential Index		38
Entertainment/Recreation: Total \$		\$2,400,288
Average Spent		\$1,755.88
Spending Potential Index		53
Food at Home: Total \$		\$4,008,642
Average Spent		\$2,932.44
Spending Potential Index		56
Food Away from Home: Total \$		\$2,274,969
Average Spent		\$1,664.21
Spending Potential Index		51
Health Care: Total \$		\$3,741,569
Average Spent		\$2,737.07
Spending Potential Index		58
HH Furnishings & Equipment: Total \$		\$1,327,904
Average Spent		\$971.40
Spending Potential Index		53
Investments: Total \$		\$1,755,640
Average Spent		\$1,284.30
Spending Potential Index		47
Retail Goods: Total \$		\$19,674,290
Average Spent		\$14,392.31
Spending Potential Index		56
Shelter: Total \$		\$10,309,419
Average Spent		\$7,541.64
Spending Potential Index		46
TV/Video/Audio: Total \$		\$1,034,286
Average Spent		\$756.61
Spending Potential Index		58
Travel: Total \$		\$1,178,012
Average Spent		\$861.75
Spending Potential Index		44
Vehicle Maintenance & Repairs: Total \$		\$794,331
Average Spent		\$581.08
Spending Potential Index		52

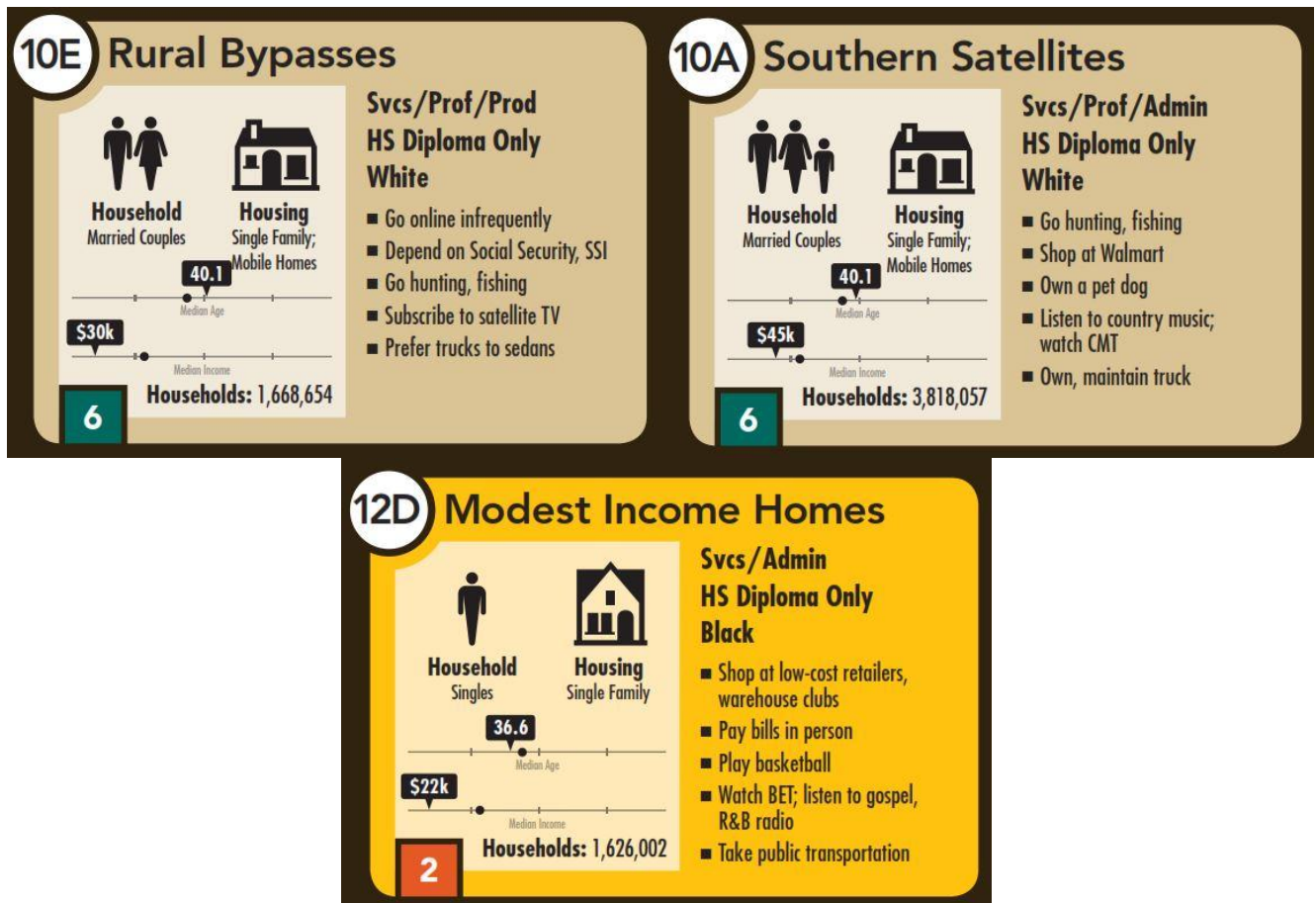
Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2011 and 2012 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

Tapestry Segmentation Explained

Tapestry segmentation provides an accurate, detailed description of America's neighborhoods—U.S. residential areas are divided into 67 distinctive segments based on their socioeconomic and demographic composition. The top three tapestry segments in Pelham are: Rural Bypasses, Southern Satellites and Modest Income Homes.

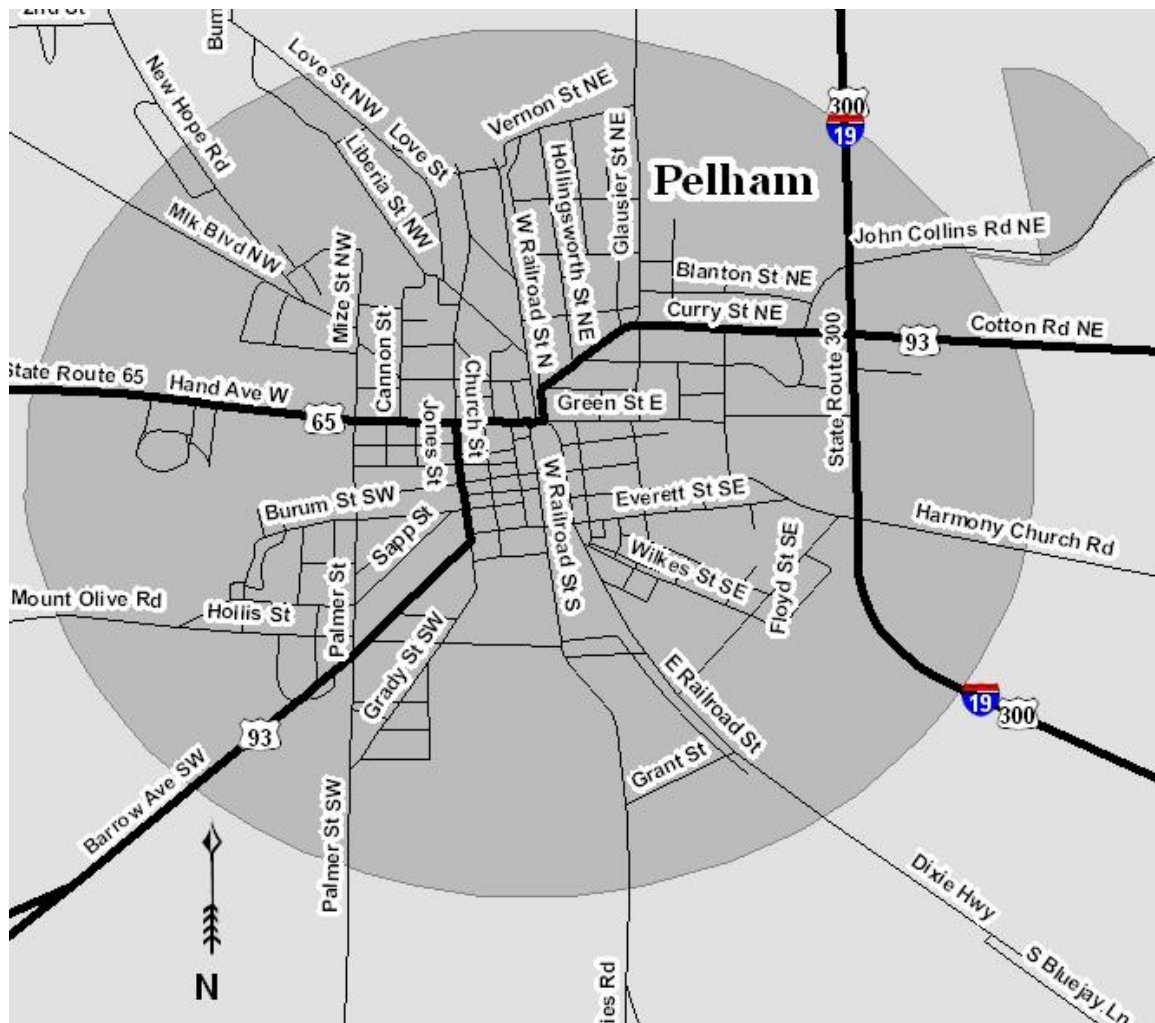


TRANSPORTATION

An integrated transportation system should contribute to a high quality of life for residents and a desirable climate for business. Many transportation issues in Pelham are related to the increase in vehicular volumes and congestion. While the automobile is the dominant mode of transportation, the City of Pelham wants to provide a balanced and coordinated “multi-modal” transportation system to accommodate ongoing growth and development. Comprehensive improvements to all modes of travel can help improve the operation and capacity of the road system.

Road Network

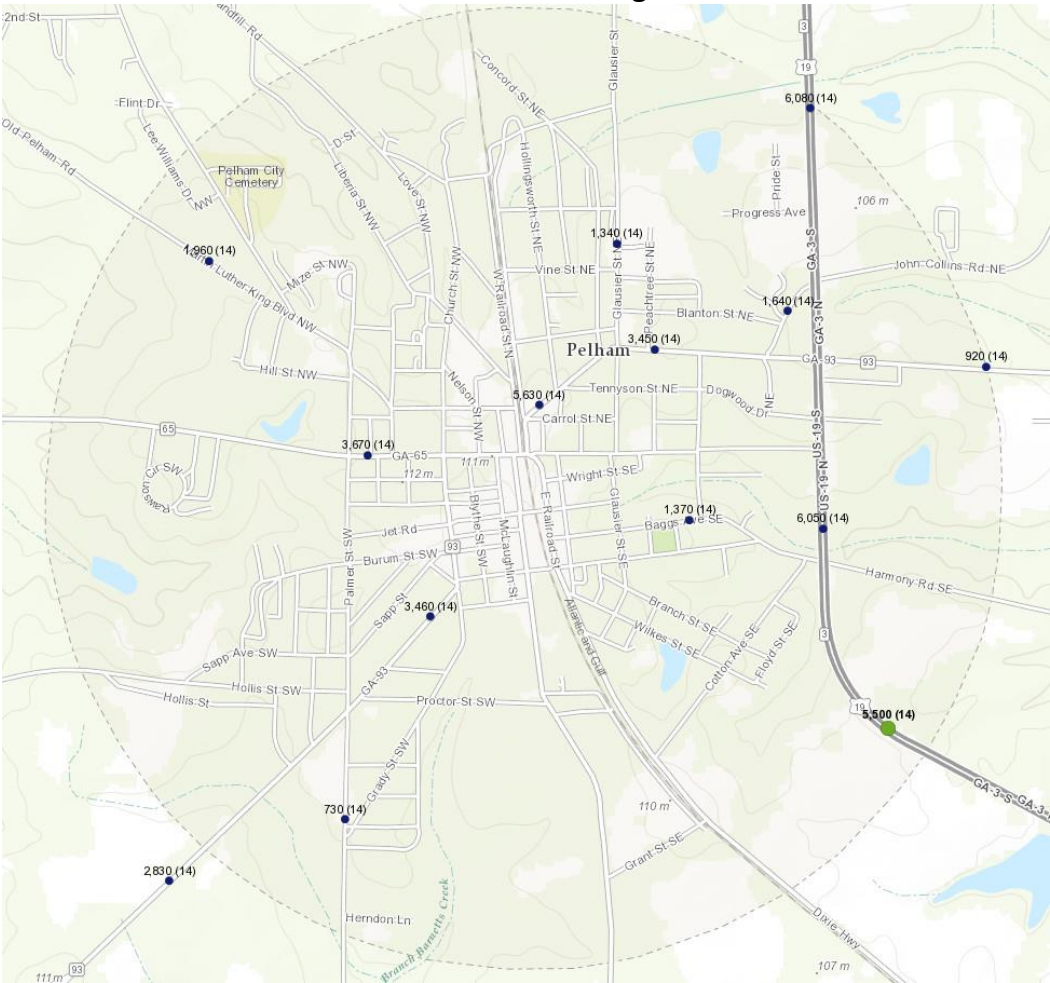
City of Pelham is serviced by a number of state roads including State highway’s 65, 93, and 300 or U.S. 19. Virtually all streets in Pelham are paved.



The

Pelham sees some fairly light traffic around town. Curry St NE which sees 5,500 to 6,000 Annual Average Daily Trips (AADT) is the exception. Traffic on US Hwy 19 has an AADT count of approximately 5,500 to 6,500. All non-state routes see far less traffic in terms of AADT.

GDOT Traffic Monitoring Locations



US Hwy 19 @ South City Limits

Key Annual Trends							
Year	Annual Average Daily Traffic	% APR Change	Annual Average Daily Truck Traffic	% Trucks	K Factor	D Factor	85th Pctl Speed
2015		3.82					
2014	5500		882	16.03	10.12	50.27	
2013	5392		755	14.01	9.76	52.47	
2012	5490		811	14.78			
2011	5610		541	9.64			
2010	5840		940	16.10			
2009	5810		912	15.70			
2008	5700		906	15.90			
2007	5937		891	15.00			
2006	5700						
2005	14940		1003	6.71			

GA Hwy 19 @ North City Limits

Key Annual Trends							
Year	Annual Average Daily Traffic	% APR Change	Annual Average Daily Truck Traffic	% Trucks	K Factor	D Factor	85th Pctl Speed
2015		0.00					
2014	6080		1063	17.49	10.48	64.05	
2013	6950		1184	17.03			
2012	6950		1184	17.03			
2011	6390						
2010	6500						
2009							
2008	7360						
2007	7800						
2006	7800						
2005	7440						

Curry Street NE @ East Railroad Street

Key Annual Trends							
Year	Annual Average Daily Traffic	% APR Change	Annual Average Daily Truck Traffic	% Trucks	K Factor	D Factor	85th Pctl Speed
2015		0.00					
2014	5630		452	8.02	8.45	50.00	
2013	5330		427	8.02			
2012	5360		430	8.02			
2011	4970		399	8.02			
2010	5140		412	8.02			
2009	5200		417	8.02			
2008	7250						
2007	7620						
2006	5850						
2005	5940						

Alternative Modes

Sidewalks are present in many areas particularly those historic neighborhoods, however, very few sidewalks exist outside the historic residential neighborhoods. They do however have a number of quiet streets that can be considered quite safe for riding bicycles or even walking. Golf carts are also allowed on most residential city streets.

Mitchell County is a member of the Southwest Georgia Regional Rural Transit System. Transit buses are available for all residents of Mitchell County, Baconton, Camilla, Pelham and Sale City. The transit system provides transport to anywhere in the region for a fee based on mileage. Users must call to schedule a pickup by 3 pm the day before their scheduled trip. This service has proven to be very beneficial for those that do not drive. Typically, elderly or those that do not have a license have utilized the service for daily life activities including grocery shopping and doctor's appointments in particular.

Parking

The current level of service for parking is adequate for the rural nature of Pelham. Economic investment in Pelham has hit a downturn unfortunately, but as the economy recovers and businesses return, more

parking may be needed. The situation with regard to parking is not dire by any means but in the downtown people may not always be able to park directly in front of the business they going to.

Railroads

Mitchell County is serviced by the CSX rail line that parallels Hwy 19 from Thomas County through Mitchell County to Dougherty County. The rail line provides critical freight transport for a number of industries in Mitchell County and the Cities of Baconton, Camilla and Pelham.

LAND USE

The Future Land Development Map is a required component for all communities that have zoning. It is intended to be an expression of the community's vision for the future, and a guide to its future development patterns citywide. It is based off of previous Future land use maps with updates added to fully meet the trends of development in Pelham and was refined with the help of the public during the public outreach portion of the plan's development. It is intended to be representation of the community's vision for the future. Below are descriptions of categories which are utilized on the Future Land Use Map.

Residential

This residential category is intended to correspond primarily to existing neighborhoods but is also proposed for undeveloped areas adjacent to existing neighborhoods. Residential development in this category typically is seen ranging from approximately 1 to 4 units per acre (i.e., lot sizes of approximately 10,000 square feet plus). The primary housing type is detached, single-family residential, though other housing types such as duplexes and manufactured homes may be allowed by applicable zoning regulations under certain circumstances. This future land use category is implemented with one or more low-density residential zoning districts. Regulations may differ according to zoning district; for instance, manufactured homes may be permitted in one urban residential category but not in another. Furthermore, different lot sizes may be established as may be necessary.

Commercial

This category corresponds to the city's central business district. It is also intended to provide a mixture of land uses in addition to commercial, including institutional, public, office, and housing mixed in with non-residential uses. This district is unique in that the existing development pattern consists of buildings covering very large percentages of the lot, little if any building setbacks from front, side, and rear property lines, and a reliance on on-street parking or shared parking lots. This district has higher intensities of lot coverage and floor area than the other commercial land use categories. This area is intended to be implemented with a CBD zoning district.

Highway Commercial

This category is for land dedicated to non-industrial business uses, including retail sales, services, and entertainment facilities. Commercial uses may be located as a single use in one building or grouped together in a shopping center.

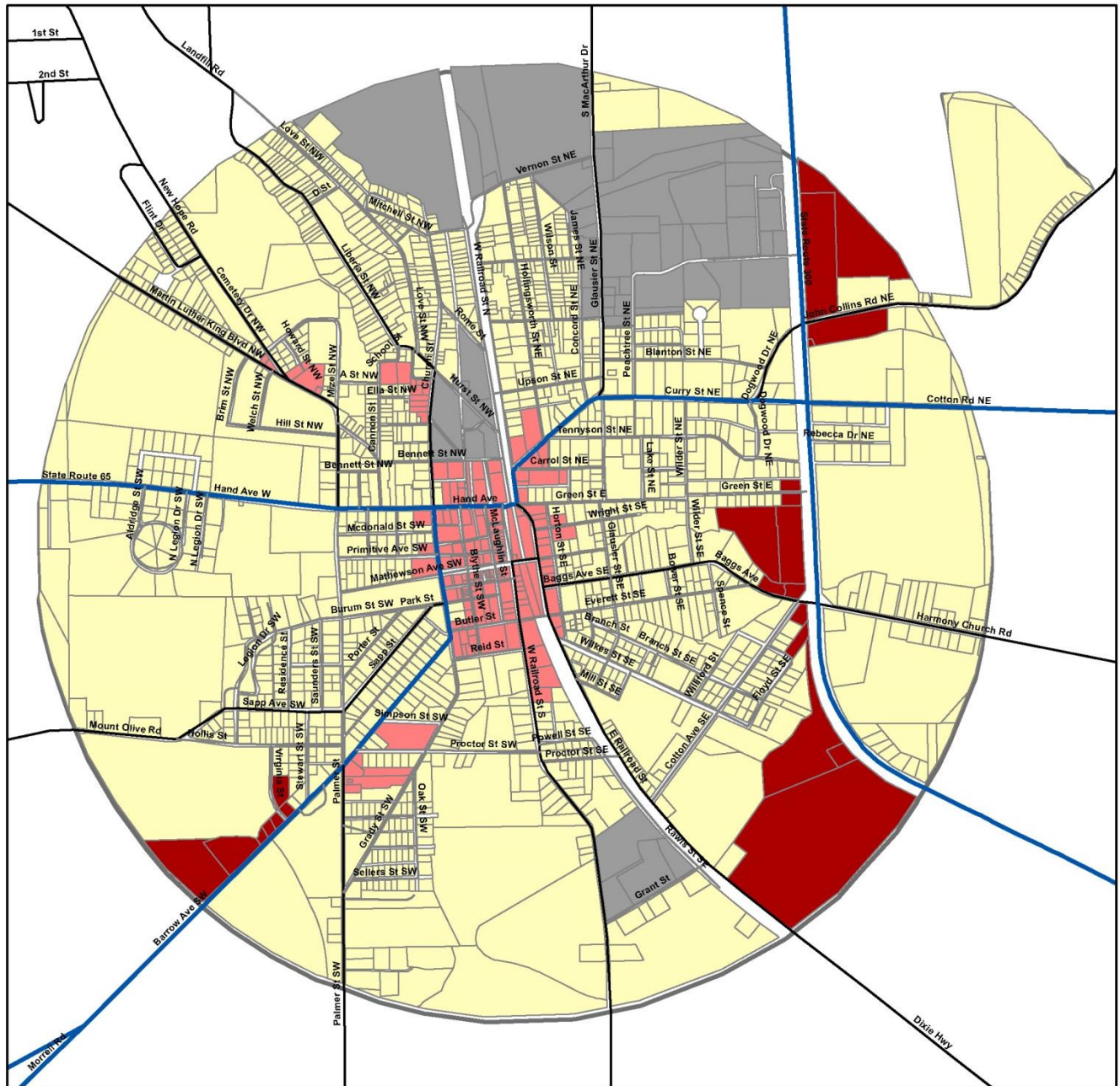
As one of two sub-classifications of commercial land use, highway commercial areas are intended to provide suitable areas for those business and commercial uses which primarily serve the public traveling by automobile and which benefit from direct access to highways. Such districts are generally designed so that the automobile has precedence over the pedestrian. This area is intended to be implemented with one or more commercial zoning districts.

Industrial

This category corresponds to industrial operations which may or may not be objectionable due to the emission of noise, vibration, smoke, dust, gas, fumes, odors, or radiation and that may create fire or explosion hazards or other objectionable conditions. Uses within this district may require substantial quantities of water for manufacturing operations and may require rail, air, or water transportation.

Pelham

Future Landuse Map



Legend

- Residential
- Industrial
- Commercial
- Highway Commercial



COMMUNITY WORK PROGRAM

CITY OF PELHAM COMMUNITYWORK PROGRAM 2017-2021								
Economic Development Objectives	2017	2018	2019	2020	2021	Responsible Party	Cost Estimate	Possible Funding Source
Create a detailed inventory system for available properties	X	X	X	X	X	City	\$2,000	General Funds, Grants
Marketing program targeting retirement population	X	X	X	X	X	City	\$450,000	General Funds, Grants
Housing Objectives	2017	2018	2019	2020	2021	Responsible Party	Cost Estimate	Possible Funding Source
Promote infill development on identified sites	X	X	X	X	X	City	N/A	General Funds, Grants
Develop moderate income housing programs & projects	X	X	X	X	X	City	\$5,000	General Funds, Grants
Investigate ways to increase the number of quality rental properties	X	X	X	X	X	City	N/A	General Funds, Grants
Investigate state & federal rental rehab programs	X	X	X	X	X	City	N/A	General Funds, Grants
Feasibility study for Coates & Clark property for retirement/assisted living	X	X	X			City	\$15,000	General Funds, Grants
Identify 50+ age housing development possibilities	X	X	X			City	\$2,000	General Funds, Grants
Community Facilities & Services Objectives	2017	2018	2019	2020	2021	Responsible Party	Cost Estimate	Possible Funding Source
Clean up contaminated properties	X	X	X	X	X	City	?	General Funds, Grants
Revive neighborhood watch programs	X	X				City	?	General Funds, Grants
Transportation & Circulation Objectives	2017	2018	2019	2020	2021	Responsible Party	Cost Estimate	Possible Funding Source
Improve Curry St. to provide aesthetic link to Hwy 19 (Gateway Grant)	X	X	X			City	\$500,000	General Funds, Grants

ADOPTION RESOLUTION

A RESOLUTION TO ADOPT THE PELHAM COMPREHENSIVE PLAN

WHEREAS, the City Council of Pelham, Georgia found it necessary to update their joint comprehensive plan as part of the requirements to maintain its Qualified Local Government Status;


WHEREAS, the City Council held public meetings and hearings to allow private citizens to review the Comprehensive Plan and gathered citizens input;

WHEREAS, in the development of the comprehensive plan, the City of Pelham examined, evaluated, and where applicable, incorporated considerations of both the Flint River Basin Regional Water Development and Conservation Plan and the Environmental Planning Criteria pursuant to O.C.G.A. 12-2-8, and;

THEREFORE, BE IT RESOLVED by the City Council of Pelham, Georgia that the Comprehensive Plan shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 20th day of April 2017.

Mayor


James Eubanks

Witness


Lisa Austin, City Clerk

REPORT OF ACCOMPLISHMENTS

CITY OF PELHAM REPORT OF ACCOMPLISHMENTS 2013-2017												Status: Complete, Not Complete (Why? Delete?), Postponed(until when?),
Economic Development Objectives	2013	2014	2015	2016	2017	Responsible Party	Cost Estimate	Possible Funding Source				
Develop Education Improvement Program	X	X	X	X	X	City	N/A	General Funds, Grants				Not Complete. Funding Shortages. Delete
Create a detailed inventory system for available properties			X	X	X	City	\$2,000	General Funds, Grants				In-progress and Ongoing. Will require maintenance to remain up to date
Marketing program targeting retirement population	X	X	X	X	X	City	\$450,000	General Funds, Grants				Postponed. 2017 or when funding becomes available
Housing Objectives	2013	2014	2015	2016	2017	Responsible Party	Cost Estimate	Possible Funding Source				
Work closely w/ Southwest Georgia Housing Task Force	X	X	X	X	X	City	N/A	General Funds, Grants				Complete
Promote infill development on identified sites	X	X	X	X	X	City	N/A	General Funds, Grants				Postponed. 2017 or when funding becomes available
Continue supporting Millard Fuller Housing Initiative	X	X	X	X	X	City	N/A	General Funds, Grants				Complete
Provide support for church sponsored housing rehab programs	X	X	X	X	X	City	N/A	General Funds, Grants				Complete
Develop moderate income housing programs & projects	X	X	X	X	X	City	\$5,000	General Funds, Grants				In-Progress and ongoing
Investigate ways to increase the number of quality rental properties	X	X				City	N/A	General Funds, Grants				In-Progress and ongoing
Investigate state & federal rental rehab programs	X	X	X	X	X	City	N/A	General Funds, Grants				In-Progress and ongoing
Feasibility study for Coates & Clark property for retirement/assisted living	X	X				City	\$15,000	General Funds, Grants				Postponed. 2017 or when funding becomes available
Identify 50+ age housing development possibilities	X	X	X	X	X	City	\$2,000	General Funds, Grants				Postponed. 2017 or when funding becomes available
Natural and Cultural Resources Objectives	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Possible Funding Source				
Provide signing for important trees	X	X	X	X	X	City	\$1,000	General Funds, Grants				Complete
Community Facilities & Services Objectives	2013	2014	2015	2016	2017	Responsible Party	Cost Estimate	Possible Funding Source				
Develop & promote local "Litter Gitter" Campaign	X	X				City	\$1,000	General Funds, Grants				Not Complete. Delete. No local champion of the project
Develop a way to disguise the old water tower	X	X	X			City	\$20,000	General Funds, Grants				Complete
Clean up contaminated properties	X	X	X	X	X	City	?	General Funds, Grants				Postponed. 2017 or when funding becomes available
Revive neighborhood watch programs	X	X				City	?	General Funds, Grants				Postponed. 2017 or when funding becomes available
Develop a new Public Safety building w/ jail	X	X				City	\$2 mil	General Funds, Grants				Complete
Transportation & Circulation Objectives	2013	2014	2015	2016	2017	Responsible Party	Cost Estimate	Possible Funding Source				
Continue to study options for a truck routes through town	X	X	X	X	X	City	\$5,000	General Funds, Grants				Complete
Improve Curry St. to provide aesthetic link to Hwy 19	X	X				City	\$500,000	General Funds, Grants				Postponed. 2017 or when funding becomes available

Public Hearing Notice

The City of Pelham is conducting a Public Hearing to begin the Mitchell County Comprehensive Plan on October 19th 2015 at 6:30 pm at the Pelham City Hall Council Chambers (108 Hand Avenue). The current plan will expire on October 31, 2017. In accordance with the Georgia Minimum Standards and Procedures for Local Comprehensive Planning (O.C.G.A. Chapter 110-12-1), each community must conduct a public hearing prior to the start of the planning process.

The purpose of this hearing is to brief the community on the process to be used to develop the plan, opportunities for public participation in development of the plan, and to obtain input on the proposed planning process. Once public comments have been addressed, the community may begin the process of developing the plan.

Copies of the current Comprehensive Plan are available for viewing at Pelham City Hall between the hours of 8 am and 5 pm.

Questions should be directed to the City of Pelham office Tel: 229-294-7900. Or, alternatively call Steve O'Neil, Southwest Georgia Regional Commission, 229-522-3552 ext. 1616.

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Everyone is invited to attend. Pastor Tamorris Stancie Frazier at 229-294-8133 or email you may email ga.net or fax the information to 336-8476.

PUBLIC HEARING NOTICE

The City of Pelham is conducting a Public Hearing to present a draft of the Mitchell county Comprehensive Plan on March 3, 2017 at 11:00 a.m. at the Pelham City Hall, 108 Hand Ave. W., Pelham, Georgia, 31779. The current plan will expire on October 31, 2017. In accordance with the Georgia Minimum Standards and Procedures for Local Comprehensive Planning (Chapter 110-12-1), each community must conduct a public hearing once the plan has been drafted and made available for public review, but prior to transmittal to the Regional Commission for review.

The purpose of this hearing is to brief the community on the contents of the plan, provide an opportunity for residents to make final suggestions, additions or revisions, and notify the community of when the plan will be submitted to the Regional Commission for review.

Copies of the draft Comprehensive Plan are available for reviewing and downloading at <http://www.swgrcplanning.org/Mitchell-county.html>. Or a copy can be obtained from the Pelham City Hall between the hours of 8:00 a.m. to 4:30 p.m., Monday to Friday.

Questions should be directed to the Pelham City Manager, 229-294-7900, or alternatively call Steve O'Neil, Southwest Georgia Regional Commission, 229-522-3552 ext. 1616.

out

Notice of Public Workshop Session

Comprehensive Plan for the

City of Pelham Georgia

February 16, 2016 6:00PM

Depot Assembly Room

Your participation is
encouraged and appreciated.



A Comprehensive Plan:

Documents and illustrates what a community looks like today and what direction it has decided it wants to go for the future; it includes assessments of existing resources and issues, projections of future conditions and needs, and consideration of collective goals and desires.

Is a policy guide and provides a framework for future land use decision-making and the physical development of the municipality. It will not only address buildings and infrastructure, it will also include the important social, natural resource and economic values of the community. The Comprehensive plan is a method of translating the community's values into specific actions.

Covers an approximate time frame of 20 years; it is assumed that shorter-term reviews will keep it current with the changing needs of the community.

Is closely integrated with other municipal documents and initiatives.

The Comprehensive Plan is NOT a zoning ordinance, a subdivision regulation, a budget, a capital improvement program or other regulatory document. It is meant to provide the framework for the development of these implementation tools.

Needs and Opportunities

In this phase we identify where we are today; what is our current state of the Community - existing projects, finances, infrastructure, etc.; what do the current trends, economic conditions, and demographics tell us about our community and where it might be headed. A locally agreed upon list of Needs and Opportunities the community intends to address will be developed. This list is typically developed through a SWOT (strengths, weaknesses, opportunities, threats) analysis.

Notice of Public Workshop Session

Comprehensive Plan for the

City of Pelham Georgia

January 26, 2016 6:00PM

Depot Assembly Room

**Your participation is
encouraged and appreciated.**



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Public Meeting Sign In Sheet

Date: February 16th 2016	Facilitator: Steve O'Neil
Location: Pelham Depot	

	Name	Address	Email Address
1	Beka Shiver	181 E Broad St. Camilla, GA 31719	rshiver@gmail.com
2	Lois F. JOHNSON	223 TENNYSON ST., PELHAM, GA	LOISAD@BELL SOUTH.NET
3	SHARON ANN JOHNSON	" "	" "
4	DALE NOCAND	378 STEWART ST	DALE NOCAND 30@GMAIL.COM
5	Chester ShelNutt	201 Rawson Dr.	CJShel@BellSouth.NET
6	Alfred Brown	365 Church St Pelham	Alfred141@bellsouth.net
7	James Eubanks	281 Hand Ave Pelham	jeubanks.hsc@gmail.com
8	Steven Burnette	210 Castlebury St Pelham, GA	jsburnette@uakdo.edu
9	MATTHEW BARLEY	2322 SARGENT RD RD CAMILLA, GA 31730	BARLEY8573@AOL.COM
10	Nicole Holland		
11	Kent Holtzclaw		
12			
13			
14			
15			
16			

Public Meeting Sign In Sheet

Date: January 26th 2016	Facilitator: Steve O'Neil
Location: Pelham Depot	

	Name	Address	Email Address
1	Flora Fort	203 Broad Mathewson Ave Pelham	FloraFort@gmail.com
2	Neal Hilliard	1156 Hill St Pelham, G	nealhilliard12@gmail.com
3	Kent Holtzclaw	P.O. Box 151 Pelham GA 31779	pelhamchurch@pelhanga.org
4	Steven Burnette	P.O. Box 210 Castlebury St Pelham, GA 31779	jsburnette@uakdo.edu
5	James Eubanks	281 Hand Ave Pelham	jeubanks.hsc@gmail.com
6	Nicole Hilliard	165 Grant St Pelham	
7	DALE NOCAND	783 STEWET ST Pelham	DALE NOCAND 30@GMAIL.COM
8	Patti Adams	PO Box 266 Pelham	bpadams@camillaga.org
9	Nikiya Y. Epps	373 Wilson St. NE PELHAM	rdhnikki916@gmail.com
10	Nancy G. Bell	373 Wilson St. NE PELHAM	
11	Beka Shiver	PC	
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